

**Town of Westfield  
Planning Board  
MINUTES  
September 9, 2020**

The Westfield Planning Board met on September 9, 2020, at 7:30 pm. Due to the coronavirus pandemic, this meeting was held remotely through Zoom Webinar. The public was provided with access to join the webinar through Zoom.

In compliance with Chapter 231 P.C. OPEN PUBLIC MEETINGS ACT in the State of New Jersey, adequate notice of this meeting was provided to all members of the Planning Board and the newspapers that have been designated to receive notice, the Star Ledger and the Westfield Leader.

Chairman Newell called the meeting to order and opened the meeting by calling all present to join in the Pledge of Allegiance to the Flag.

**ROLL CALL:**

PRESENT: Robert Newell, Mayor Shelley Brindle, Michael Ash, Danielle Walsh,  
Michael La Place, Kris McAloon, Linda Habgood, Ann Freedman,  
Anastasia Harrison, Matthew Ceberio, Ross Goldstein

ABSENT: None

ALSO PRESENT: Alan Trembulak, Planning Board Attorney, Donald Sammet, Town  
Planner, Linda Jacus, Administrative Secretary

**ADOPTIONS OF MINUTES:**

Chairman Newell called for a motion to adopt the minutes of the August 3, 2020, meeting. Kris McAloon made a motion to adopt; Danielle Walsh seconded.

ALL IN FAVOR: Robert Newell, Mayor Shelley Brindle, Michael Ash, Danielle Walsh,  
Michael La Place, Kris McAloon, Linda Habgood, Ann Freedman,  
Anastasia Harrison, Matthew Ceberio, Ross Goldstein

OPPOSED: None

ABSTAINED: None

ABSENT: None

Motion carried.

**ADOPTION OF RESOLUTIONS:**

**PB 20-06 John A. Pinto Family Limited Partnership, 439 Central Avenue  
Block 3206, Lot 6**

Applicant sought approval to expanded of the first-floor permitted use to the basement contrary to Section 17.02C7e of the Land Use Ordinance to allow 10 parking spaces where the Ordinance requires 20 parking spaces. Application approved with conditions.

Matthew Ceberio made a motion to adopt the resolution; Ann Freeman seconded.

ALL IN FAVOR: Robert Newell, Mayor Shelley Brindle, Michael Ash, Darielle Walsh,  
Michael La Place, Kris McAloon, Linda Habgood, Ann Freedman,  
Matthew Ceberio, Ross Goldstein  
OPPOSED: None  
ABSTAINED: Anastasia Harrison  
ABSENT: None

**Lynn Mollick & Milton Spett, 904 Cranford Avenue  
Block 3605, Lot 11**

Applicants sought approval to subdivide the property into two lots with the existing dwelling to remain on proposed lot 11.01, and create a new building lot on proposed lot 11.02 contrary to Section 11.07E1, 11.07E2, 11.07E4, 13.02C2, 12.04F of the Land Use Ordinance to allow a lot area of 8,000 square feet where the Ordinance requires a minimum lot area of 10,000 square feet; to allow a lot area of 8,000 square feet where the Ordinance requires a minimum lot area of at least 10,000 square feet within 143 feet of the front lot line; to allow a lot depth of 100 square feet where the Ordinance requires a minimum lot depth of 120 feet; to allow a rear yard setback of 19.22 feet where the Ordinance requires a minimum rear yard setback of 25 feet; to allow a building coverage with a deck of 23.03% where the Ordinance allows a maximum building coverage with a deck of 22%. Application approved with conditions.

Matthew Ceberio made a motion to adopt the resolution; Ann Freedman seconded.

ALL IN FAVOR: Robert Newell, Mayor Shelley Brindle, Michael Ash, Darielle Walsh,  
Michael La Place, Kris McAloon, Linda Habgood, Ann Freedman,  
Matthew Ceberio, Ross Goldstein  
OPPOSED: None  
ABSTAINED: Anastasia Harrison  
ABSENT: None

Chairman Newell announced that the following application has been carried to the October 5, 2020, meeting:

**PB 19-10 923 Central Avenue, LLC., 923 Central Avenue**

**NEW APPEALS:**

None.

**OTHER BUSINESS:**

General Ordinance #2189-An Ordinance which would require the completion and submission of a green development checklist as part of the application for preliminary and final subdivisions and site plans.

Don Sammet stated Ordinance #2189 would require the completion and submission of a Green Development Checklist as part of applications for both preliminary & final major subdivisions and site plans. This checklist has been spearheaded by the Town's Green Team. The completion of the checklist by applicants is mandatory; however, compliance with the checklist items is not a condition of approval for an application. The checklist is to encourage the use of green building techniques and generate a discussion with developers to use green building measures. The checklist consists of three sections, it addresses the site within its regional and local context, it addresses the impact of the proposed development on the site itself, and it addresses the structures on the site. The goals in the master plan support a variety of green development strategies, and the recently completed master plan examination report also shows a continued commitment and support for green development in Westfield.

Two modifications recommended by the Board include: Section A, #4 under complete streets, add the wording it serves all users not only motorists, and the wording electric vehicle charging stations will be added to Section 7E and Section B, Site Development.

The Board agreed this a great amendment which will inform applicants that green development design strategies are important for the town.

Open to the public for comments and questions.

Tim Van Epp (630 Glen Avenue) who is a member of the Green Team stated if the ordinance is adopted, it can be submitted to Sustainable Jersey to count towards certification. We are registered but not certified; it is a three-phase process for getting certification and we are making our second phase submission. We have one level of certification which is bronze, and we are looking for silver certification.

Chairman Newell called for a motion. Michael La Place made a motion that ordinance #2189 is consistent with the master plan and should be adopted by the town council; Anastasia Harrison seconded.

ALL IN FAVOR: Robert Newell, Mayor Shelley Brindle, Michael Ash, Darielle Walsh, Michael La Place, Kris McAloon, Linda Habgood, Anastasia Harrison, Matthew Ceberio, Ann Freedman, Ross Goldstein

OPPOSED: None

ABSTAINED: None

ABSENT: None

There being no further business, a motion to adjourn was made, seconded and carried. The meeting adjourned at 8:15 pm.

Respectfully Submitted,

Linda Jacus  
Administrative Secretary